

OYSTER CREEK SHORT PLAT

THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION:

WARRANTY DEED A.F.#200209110111.
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE PACIFIC HIGHWAY WITH THE CENTERLINE OF OYSTER CREEK, THENCE WEST AND SOUTHERLY ALONG THE SAID HIGHWAY RIGHT OF WAY LINE TO A POINT WHICH IS SOUTH 87° 27' 00" WEST OF THE BRIDGE WHICH CROSSES OYSTER CREEK, THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 9 TO THE WESTERLY LINE OF THE PACIFIC HIGHWAY, THENCE NORTHERLY AND WESTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION:

SUBJECT TO ALL ENCUMBRANCES AND DEFECTS AS ARE LISTED ON SCHEDULE B.1 OF LAND TITLE COMPANY ORDER NO. P-92969, DATED NOVEMBER 7, 2001, AND SUBJECT TO NOTE AND DEED OF TRUST DATED DECEMBER 4, 2001 IN FAVOR OF SKAGIT STATE BANK
WARRANTY DEED A.F.#200308270002.
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE PACIFIC HIGHWAY WITH THE CENTERLINE OF OYSTER CREEK, THENCE WEST AND SOUTHERLY ALONG THE SAID HIGHWAY RIGHT OF WAY LINE TO A POINT WHICH IS 350 FEET SOUTH OF THE BRIDGE WHICH CROSSES OYSTER CREEK (SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT SOUTH ON CONTRACT TO ALVIN R. DIGNERNESS, ET US, BY INSTRUMENT RECORDED MAY 8, 1975, AUDITORS FILE NO. 817209), SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE DESCRIBED TRACT, THENCE CONTINUE ALONG SAID HIGHWAY RIGHT OF WAY LINE TO A POINT 100 FEET SOUTH OF THE SOUTH LINE OF SAID DIGNERNESS TRACT TO THE WESTERLY LINE OF THE PACIFIC HIGHWAY, THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF WAY LINE TO THE POINT OF BEGINNING OF THE DESCRIBED TRACT, THENCE WEST ALONG THE SOUTH LINE OF SAID DIGNERNESS TRACT TO THE TRUE POINT OF BEGINNING, TOGETHER WITH ANY AND ALL WATER RIGHTS AFFECTING THE ABOVE PARCEL.

LEGAL DESCRIPTION:

SUBJECT TO ALL ENCUMBRANCES AND DEFECTS OF RECORD
WARRANTY DEED A.F.#200501250170.
ATTACHED AS SCHEDULE "A" AND AS RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 895454 IN VOLUME 348 OF OFFICIAL RECORDS AT PAGE 574.
PARCEL A.
THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING EAST OF THE CENTER LINE OF OYSTER CREEK
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. AND IN LOT 1, SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHERLY PORTAL OF THE GREAT NORTHERN RAILWAY TUNNEL AS NOW LOCATED, THENCE SOUTH 32° EAST ALONG THE CENTER LINE OF GREAT NORTHERN RAILWAY 189.15 FEET TO AN INTERSECTION WITH A LINE WHOSE APPROXIMATE DIRECTION IS NORTH 78° 27' 00" EAST RUNNING THROUGH TWO STEEL STAKES TO THE WESTERLY LINE OF THE PACIFIC HIGHWAY, WHICH IS THE EASTERY END OF SAID LINE, THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID PACIFIC HIGHWAY TO THE SOUTHEAST CORNER OF THAT PARCEL CONVEYED TO ALVIN DIGNERNESS AND PATRICIA MORTON BY DEED RECORDED OCTOBER 26, 1976 UNDER AUDITORS FILE NO. 844914, THENCE DUE WEST ALONG THE SOUTH LINE OF SAID DIGNERNESS PARCEL TO A POINT ON THE EASTERLY LINE OF THE PACIFIC HIGHWAY, THENCE ALONG THE EASTERLY SIDE OF THE PACIFIC HIGHWAY IN A SOUTHWESTERLY DIRECTION TO THE POINT OF INTERSECTION WITH THE CENTER LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY, THENCE SOUTHWESTERLY FROM THE CENTER LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY, TO THE POINT OF BEGINNING, EXCEPT GREAT NORTHERN RAILWAY RIGHT OF WAY.

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATED, HEREBY DECLARE AND ACKNOWLEDGE THIS OYSTER CREEK SHORT PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, PUBLIC EASEMENTS, SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF ROADS, ALLEYS AND EASEMENTS, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, MAINTENANCE AND MAINTENANCE OF SAID ROADS AND EASEMENTS.

Dan Digneress
DAN DIGNERNESS, OYSTER CREEK LLC, OGI, LLC.
DATE: 10/2/09
Alvina Berglund
DIANE BERGLUND, OYSTER CREEK LLC, OGI, LLC.
DATE: 10/2/09
Pat Morton
PAT MORTON, OYSTER CREEK LLC, OGI, LLC.
DATE: 10/2/09
Skagit State Bank
DATE: 10/2/09

LAND SURVEYORS CERTIFICATE

HEREBY CERTIFY THAT THE OYSTER CREEK SHORT PLAT IS BASED UPON AN ACTUAL SURVEY OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. AND THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT IT HAS COMPLIED WITH THE WASHINGTON STATE AND SKAGIT COUNTY PLATTING REGULATIONS.
DATE: 9/23/09



ACKNOWLEDGEMENT:

STATE OF WASHINGTON

COUNTY OF SKAGIT

ON THIS 2nd DAY OF October, 2009

BEFORE ME, AND ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATE THAT SHE WAS AUTHORIZED TO SIGN AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

Patricia Morton
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Skagit Co.

ACKNOWLEDGEMENT:

STATE OF WASHINGTON

COUNTY OF SKAGIT

ON THIS 2nd DAY OF October, 2009

BEFORE ME, AND ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATE THAT SHE WAS AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

Alvina Berglund
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Skagit Co.

ACKNOWLEDGEMENT:

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COUNTY OF SKAGIT

ON THIS 2nd DAY OF October, 2009

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ON THIS 2nd DAY OF October, 2009

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Alvina Berglund
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Skagit Co.

SKAGIT COUNTY TREASURERS CERTIFICATE

I, **Teri L. Saben**, TREASURER OF SKAGIT COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMPRACED BY THIS OYSTER CREEK SHORT PLAT, AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORD OF MY OFFICE THIS 2nd DAY OF October, 2009.
Teri L. Saben
TREASURER, SKAGIT COUNTY, WASHINGTON

SURVEYOR'S NOTE:

FOR EASEMENTS AND COVENANTS SEE THESE RECORDED DOCUMENTS RECORDED UNDER AUDITORS FILE NUMBERS: 10347, 550182, 445073, 817087, 8412050043, 8512190036, 8610010045, 8610010046, 9712190103, 91111120040, 200701180045, 200811120054

SURVEYOR - ENGINEER

Rick Holt, P.L.S. - Larry Eaton, P.E.
BAYVIEW SURVEYING & ENGINEERING INC.
130 SHARON AVENUE
BURLINGTON, WA 98233
360-707-2580

OWNER/SUBDIVIDER

Dan Digneress, Diane Berglund, and Patricia Morton
BAINBRIDGE ISLAND, WA 98110

AUDITORS CERTIFICATE

200911060008
Skagit County Auditor
11/6/2009 Page 1 of 4 9:36AM

J. Yungquist
SKAGIT COUNTY AUDITOR
BY DEPUTY
Mona Flosser

SKAGIT COUNTY APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 14.18 ON THIS 5th DAY OF November, 2009.

Patricia Morton
PLANNING DIRECTOR, SKAGIT COUNTY

Teri L. Saben
COUNTY ENGINEER, SKAGIT COUNTY

HEALTH DEPARTMENT CERTIFICATE

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 12.06 (ON SITE SEWAGE) AND 12.48 (WATER).

Deanne
HEALTH OFFICER

NOTES

1. THIS SURVEY PERFORMED IN MARCH AND APRIL, 2008 BY STANDARD FIELD TRAVERSE METHODS, USING A LEICA, TORA, 1105 TOTAL STATION, (ELECTRONIC DISTANCE MEASURING THEODOLITE).
2. TOTAL ACRES: 6.64 ACRES.
3. ZONING: RURAL BUSINESS, SECONDARY FOREST - NATURAL RESOURCE.
4. SEWAGE DISPOSAL: ON SITE UNDERGROUND SEPTIC TANKS AND DRAINFIELDS, APPROVED SOILS FOR DRAINFIELD ARE SHOWN ON PLAT MAP.
5. WATER SUPPLY FOR LOT #1 IS A STATE DEPARTMENT OF HEALTH GROUP A WATER SYSTEM, OYSTER CREEK INN WATER SYSTEM, STATE ID#65189. WATER SERVICE FOR LOT 2 WILL BE PROVIDED BY AN INDIVIDUAL WELL AS 989, CONFORMING TO SOC 12.48 240.38 AND SOC 12.48 240.5. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR FOOT-BATHS-PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND THROUGH OTHER LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS. (ORD, 14063 (PART), 1991).
6. SHORT PLAT, NUMBER AND DATE OF APPROVAL, SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
7. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
8. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL, CURRENT COUNTY ROAD STANDARDS AND A RIGHT OF WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
9. UNDERGROUND UTILITY LOCATIONS SHOW HEREON ARE BASED UPON SURFACE INDICATORS AND THE 1-800 LOCATE SERVICE, PRIOR TO CONSTRUCTION, USER SHOULD CALL THE UTILITY LOCATE SERVICE AT 1-800-424-5555 48 HOURS BEFORE CONSTRUCTION.
10. REFER TO THE REQUIREMENTS OF THE EROSION AND SEDIMENT CONTROL MEASURES AND MAINTENANCE PLAN SHOWN IN THE DRAINAGE REPORT.
11. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION, AT THE TIME APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.
12. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY, OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY, AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PROPRATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES, WHICH ARE NOT AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
13. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
14. A LOT OF RECORD CERTIFICATE HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION, BY VIRTUE OF CONSIDERING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATE, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE A.F.# 2001110002.
15. DRIVEWAYS LONGER THAN 150 FEET MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS IN FIGURE C-18 OF THE SKAGIT COUNTY ROAD STANDARDS.
16. ALL FUTURE DEVELOPMENT SHALL COMPLY WITH THE SALT WATER INTRUSION (SWI) POLICY #R415570.
17. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL, SIGNIFICANCE IN SKAGIT COUNTY, A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCORPORATED OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OCCASIONALLY GENERATE TRAFFIC, DUST, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCOMPATIBILITIES. INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL STATE AND FEDERAL LAW, IN THE CASE OF MINERAL LANDS, APPLICATIONS SHOULD BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MATERIALS. IN ADDITION, GREATER STRIBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SSC 14.16.810. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
18. SEE PROTECTED CRITICAL AREAS AGREEMENT FILE IN A.F.# 200411060010.
19. ROAD NAME: CHUCKANUT DRIVE (SR-11) BEGINNING RANGE: 0 ENDING RANGE: 11069

SHORT PLAT FOR OYSTER INN CREEK, LLC

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., A PORTION OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
BAYVIEW SURVEYING & ENGINEERING INC.
130 Sharon Avenue, Burlington, WA, 98233
Tel: 360-707-2580 Fax: 360-757-3975
SCALE: 1"=60'
JOB NO.: 2008-38
DRAWN BY: I. KASKO
DATE: 09/10/09
SHEET NO. 1 OF 4

OYSTER CREEK SHORT PLAT

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
 THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
 SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE

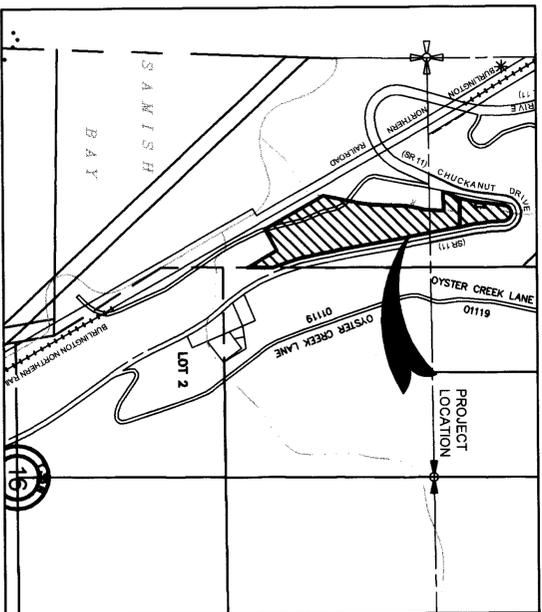
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 Skagit County Auditor

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SKAGIT COUNTY AUDITOR

BY DEPUTY

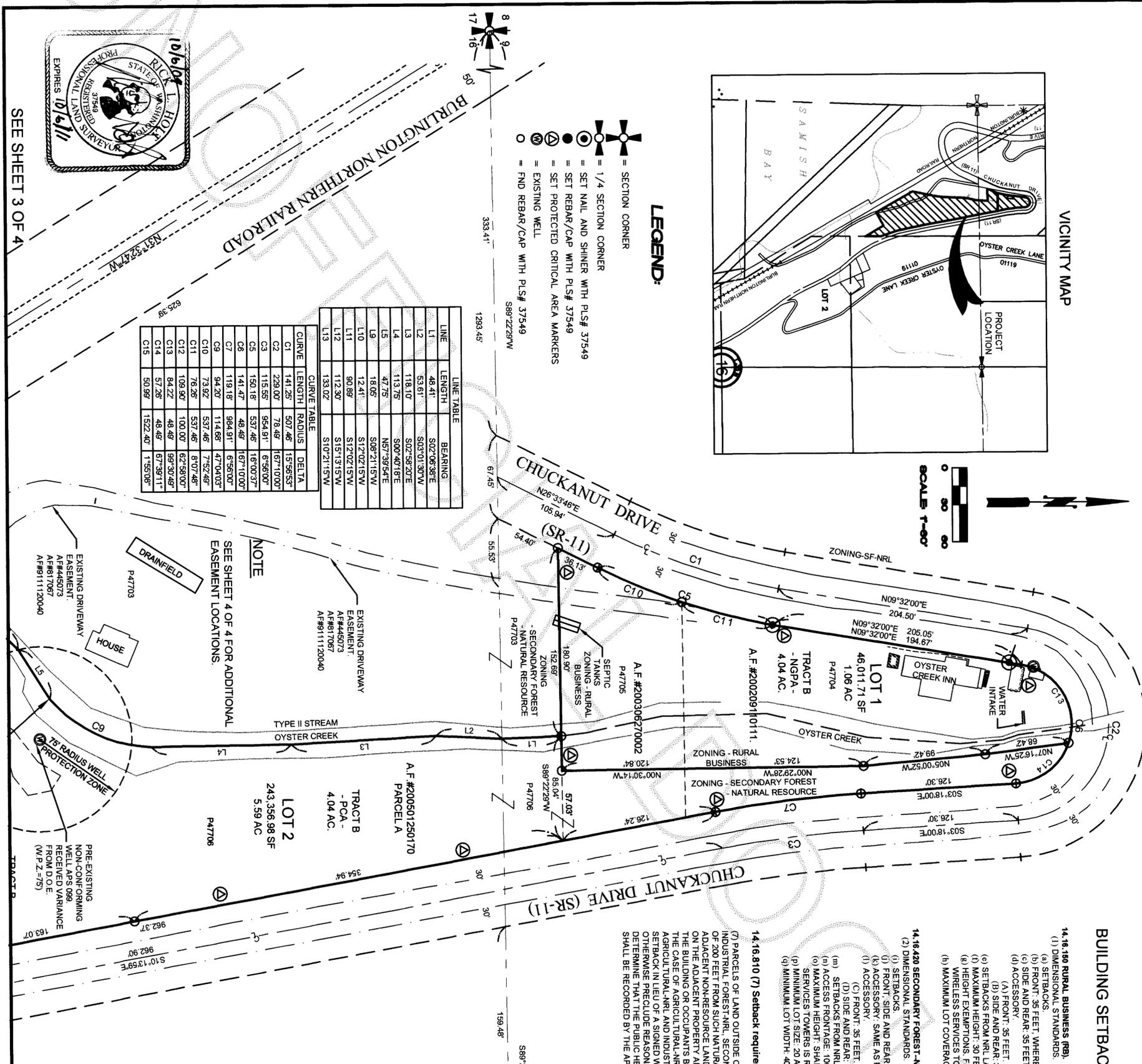
SHORT PLAT NO. PLO7-0413



- LEGEND:**
- ⊕ = SECTION CORNER
 - ⊙ = SET NAIL AND SHINER WITH PLS# 37549
 - ⊖ = SET REBAR/CAP WITH PLS# 37549
 - ⊗ = SET PROTECTED CRITICAL AREA MARKERS
 - ⊘ = EXISTING WELL
 - ⊙ = FND REBAR/CAP WITH PLS# 37549

LINE	LENGTH	BEARING
L1	48.41'	S02°06'38"E
L2	53.61'	S03°01'30"W
L3	118.10'	S02°58'20"E
L4	113.75'	S00°40'18"E
L5	47.75'	N57°38'54"E
L6	18.05'	S08°21'15"W
L10	12.41'	S12°02'15"W
L11	90.89'	S12°02'15"W
L12	112.30'	S15°13'15"W
L13	138.02'	S10°21'15"W

CURVE	LENGTH	RADIUS	DELTA
C1	141.25'	507.46'	15°56'53"
C2	229.00'	78.48'	167°10'07"
C3	118.85'	954.91'	6°55'00"
C5	150.18'	537.46'	16°00'37"
C6	141.47'	48.49'	167°10'07"
C7	119.18'	984.91'	6°55'00"
C9	94.20'	114.68'	47°04'03"
C10	73.82'	537.46'	7°52'46"
C11	76.28'	537.46'	8°07'48"
C12	109.90'	100.00'	62°58'00"
C13	84.22'	48.49'	99°30'48"
C14	57.26'	48.49'	67°38'11"
C15	50.98'	1522.40'	1°55'08"



NOTE
 SEE SHEET 4 OF 4 FOR ADDITIONAL EASEMENT LOCATIONS.

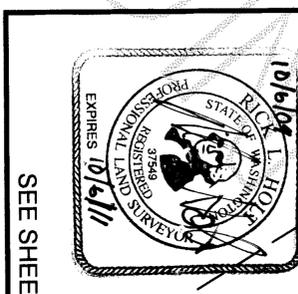
NOTE
 SEE SHEET 3 OF 4 FOR ADDITIONAL EASEMENT LOCATIONS.

- BUILDING SETBACKS:**
- 14.16.160 RURAL BUSINESS (RB),**
 (1) DIMENSIONAL STANDARDS:
 (a) SETBACKS:
 (b) FRONT: .35 FEET WHERE PARKING IS LOCATED IN FRONT OF STRUCTURE OR ON SIDES: .95 FEET.
 (c) SIDE AND REAR: .35 FEET.
 (d) ACCESSORY:
 (A) FRONT: .35 FEET.
 (B) SIDE AND REAR: .35 FEET.
 (e) SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SCC 14.16.810 (7).
 (f) MAXIMUM HEIGHT: 30 FEET OR SHALL CONFORM TO THE SKAGIT COUNTY BUILDING CODE.
 (g) HEIGHT EXEMPTIONS: FLAGPOLES, HAM RADIO ANTENNAS, CHURCH STEEPLES AND FIRE TOWERS ARE EXEMPT. THE HEIGHT OF PERSONAL WIRELESS SERVICES TOWERS ARE REGULATED IN SCC.
 (h) MAXIMUM LOT COVERAGE: 50%.
- 14.16.420 SECONDARY FOREST - NATURAL RESOURCE LANDS (SF-NRL),**
 (2) DIMENSIONAL STANDARDS:
 (1) SETBACKS:
 (a) FRONT: SIDE AND REAR: 100 FEET.
 (b) ACCESSORY: SAME AS PRIMARY.
 (c) ACCESSORY:
 (C) FRONT: .35 FEET.
 (D) SIDE AND REAR: .35 FEET.
 (e) SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SCC 14.16.810 (7).
 (f) MAXIMUM HEIGHT: 100 FEET.
 (g) MAXIMUM HEIGHT: SHALL MEET THE REQUIREMENTS OF THE SKAGIT COUNTY BUILDING CODE. THE HEIGHT OF PERSONAL WIRELESS SERVICES TOWERS IS REGULATED IN SCC.
 (h) MINIMUM LOT SIZE: 20 ACRES OR 1/2ND OF A SECTION. SMALLER LOT SIZES ARE PERMISSIBLE THROUGH CARDS.
 (i) MINIMUM LOT WIDTH: 400 FEET.
- 14.16.810 (7) Setback requirements:**
 (7) PARCELS OF LAND OUTSIDE OF AND IMMEDIATELY ADJACENT TO NATURAL RESOURCE LANDS (RURAL RESOURCE-NRL, AGRICULTURE-NRL, INDUSTRIAL FOREST-NRL, AND MINERAL RESOURCE OVERLAY ZONES) SHALL OBSERVE A MINIMUM BUILDING SETBACK OF 200 FEET FROM SUCH NATURAL RESOURCE LANDS. THIS SETBACK MAY BE WAIVED IF THE APPLICANT OBTAINS A PERMIT FROM THE ADJACENT NON-RESOURCE LAND AND ACKNOWLEDGES IN WRITING THE POSSIBLE OCCURRENCE OF FIRE, FORESTRY, OR MINING ACTIVITY ON THE ADJACENT PROPERTY AND WAIVES, IN WRITING, FOR ALL CURRENT AND FUTURE OWNERS, ANY CLAIM FOR DAMAGES THAT MAY OCCUR TO THE BASE OF AGRICULTURAL-NRL AND INDUSTRIAL FOREST-NRL LANDS. THIS WAIVER MUST ALSO BE APPROVED BY THE OWNER OF THE ADJACENT AGRICULTURAL-NRL AND INDUSTRIAL FOREST-NRL LANDS. PLANNING AND SELECTION SERVICES MAY ADMINISTRATIVELY REDUCE THIS SETBACK IN LIEU OF A SIGNED WAIVER FROM THE NEIGHBORING NRL LANDS. THIS WAIVER MUST BE APPROVED BY THE ADMINISTRATIVE OFFICIAL. MUST DETERMINE THE PUBLIC HEALTH, SAFETY AND WELFARE WILL BE MAINTAINED. THE ACKNOWLEDGEMENT AND WAIVER DISCUSSED HEREIN SHALL BE RECORDED BY THE APPLICANT WITH THE COUNTY AUDITOR.

SHORT PLAT FOR
OYSTER INN CREEK, LLC

BAYVIEW SURVEYING & ENGINEERING INC.
 130 Sharon Avenue Burlington WA 98233
 Tel: 509-707-2550 Fax: 509-757-3576

SCALE: 1"=80'
 JOB NO: 2006-38
 DRAWN BY: I. KASKO
 DATE: 09/10/09
 SHEET NO: 2 OF 4



SEE SHEET 3 OF 4

OYSTER CREEK SHORT PLAT

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
 THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
 SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE

200911060008
 Skagit County Auditor

11/6/2009 Page 3 of 4 9:36AM

SKAGIT COUNTY AUDITOR

BY DEPUTY

SHORT PLAT NO. PLO7-0413

CURVE	LENGTH	RADIUS	DELTA
C1	141.25	507.46	155.633
C2	229.00	78.49	167.1007
C3	115.55	954.91	6.56007
C4	185.78	1492.40	7.9756
C5	150.18	537.46	16.0037
C6	141.47	48.49	167.1007
C7	119.18	994.91	6.56007
C8	277.44	1522.40	10.2629
C9	94.20	114.68	47.0403
C10	73.92	537.46	7.5249
C11	76.26	537.46	8.0748
C12	109.90	100.00	62.58007
C13	84.27	48.49	99.3049
C14	57.26	48.49	67.3911
C15	50.99	1522.40	1.5508

LINE TABLE

LINE	LENGTH	BEARING
L1	48.41	S02°06'38"E
L2	53.61	S03°01'30"W
L3	118.10	S02°58'20"E
L4	113.75	S00°40'19"E
L5	47.75	N57°39'54"E
L6	36.90	S44°05'03"W
L7	64.47	N30°52'23"E
L8	87.43	N43°21'38"E
L9	18.05	S08°21'15"W
L10	12.41	S12°02'15"W
L11	90.89	S12°02'15"W
L12	112.30	S15°13'15"W
L13	133.02	S10°21'15"W
L14	20.70	S52°36'45"E
L15	26.20	S52°36'45"E
L16	108.38	N27°19'15"E
L17	17.05	S13°46'15"W
L18	108.92	S19°27'15"W
L19	6.85	S19°20'23"E
L20	45.71	S25°39'01"E
L21	46.86	S24°32'45"E
L22	35.89	S17°34'01"E
L23	50.18	S15°29'06"E
L24	39.85	S13°25'01"E
L25	40.80	S17°02'58"E
L26	46.22	S13°42'43"E
L27	17.64	S13°17'07"E
L28	33.55	S58°27'13"W
L30	35.69	S34°20'57"E
L31	81.45	S57°34'41"E
L32	9.01	N69°08'50"E
L33	169.18	N1°31'00"E
L34	90.75	S17°12'49"E
L35	69.89	N43°19'52"E
L36	30.07	N57°39'54"E
L37	29.08	N87°47'39"E
L38	79.62	N31°32'47"W
L39	12.41	N1°20'00"E
L40	119.23	N03°21'00"E
L41	31.89	N08°21'00"W
L42	106.84	N04°53'00"W
L43	19.18	N38°54'00"W
L44	18.05	N08°21'00"W
L45	101.18	N08°21'00"W



SHORT PLAT FOR OYSTER INN CREEK, LLC

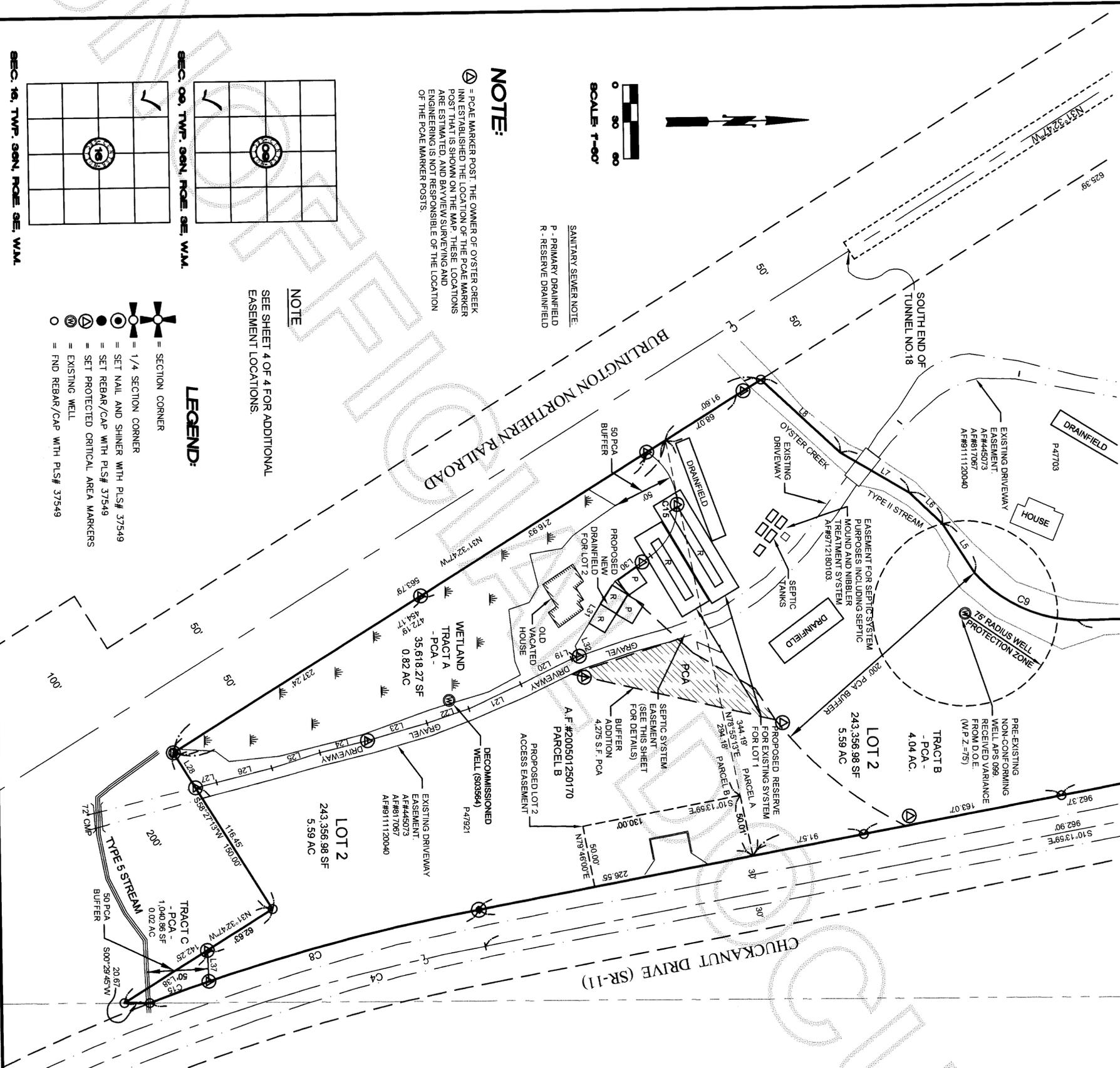
A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
 A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

BAYVIEW SURVEYING & ENGINEERING INC.

130 Sharon Avenue Burlington WA 98233
 Tel: 360-707-2580 Fax: 360-757-3878

SCALE: 1"=50'
 JOB NO.: 2006-38
 DRAWN BY: I. KASKO
 DATE: 09/10/09
 SHEET NO.: 3 OF 4

SEE SHEET 2 OF 4



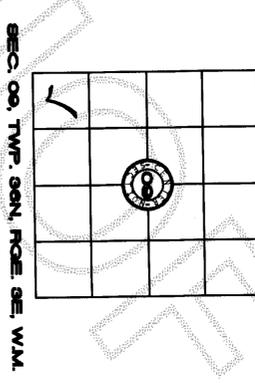
NOTE:
 = POEA MARKER POST THE OWNER OF OYSTER CREEK INN ESTABLISHED THE LOCATION OF THE POEA MARKER POST THAT IS SHOWN ON THE MAP. THESE LOCATIONS ARE ESTIMATED AND BAYVIEW SURVEYING AND ENGINEERING IS NOT RESPONSIBLE OF THE LOCATION OF THE POEA MARKER POSTS.

SANITARY SEWER NOTE:
 P - PRIMARY DRAINFIELD
 R - RESERVE DRAINFIELD

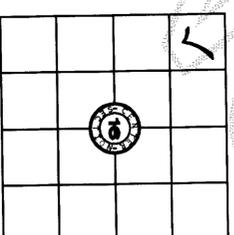
NOTE:
 SEE SHEET 4 OF 4 FOR ADDITIONAL EASEMENT LOCATIONS.

LEGEND:

- = SECTION CORNER
- = 1/4 SECTION CORNER
- = SET NAIL AND SHINER WITH PLS# 37549
- = SET REBAR/CAP WITH PLS# 37549
- = SET PROTECTED CRITICAL AREA MARKERS
- = EXISTING WELL
- = FND REBAR/CAP WITH PLS# 37549



SEC. 09, TWP. 36N, RGE. 3E, W.M.



SEC. 16, TWP. 36N, RGE. 3E, W.M.

OYSTER CREEK SHORT PLAY

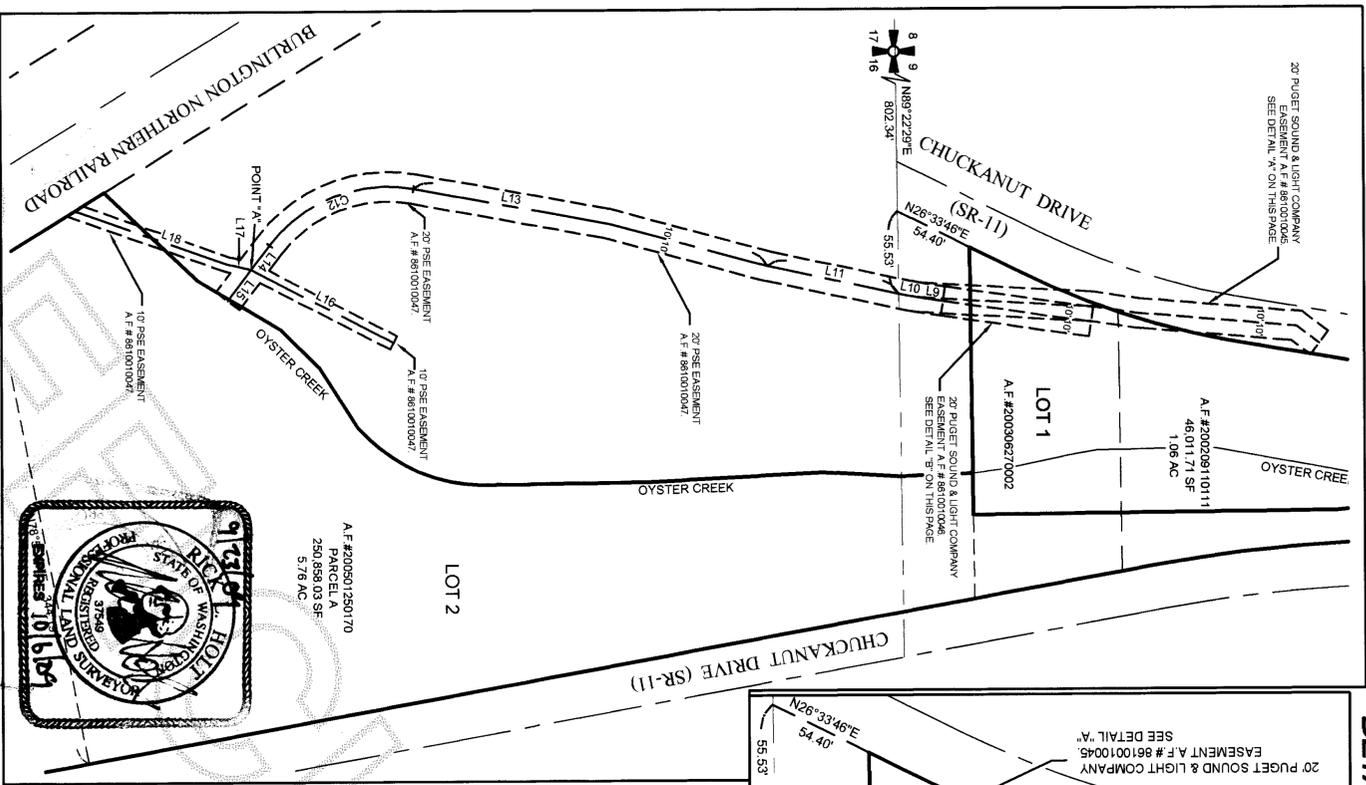
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
 THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

ELECTRIC EASEMENT DETAIL

DETAIL 'A'

DETAIL 'B'

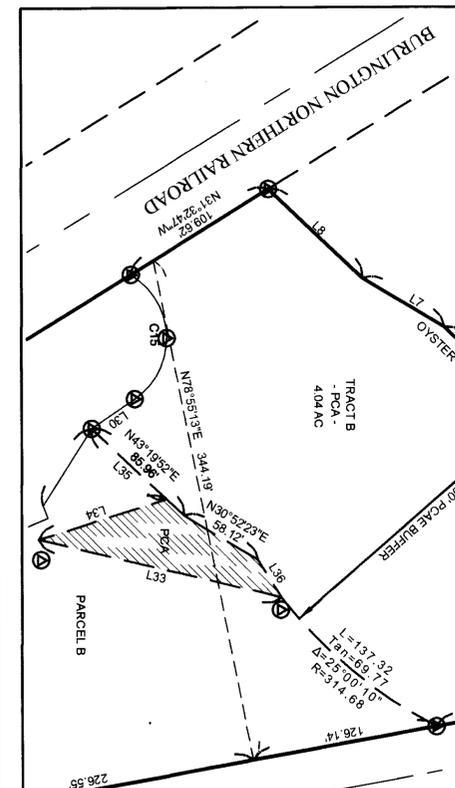
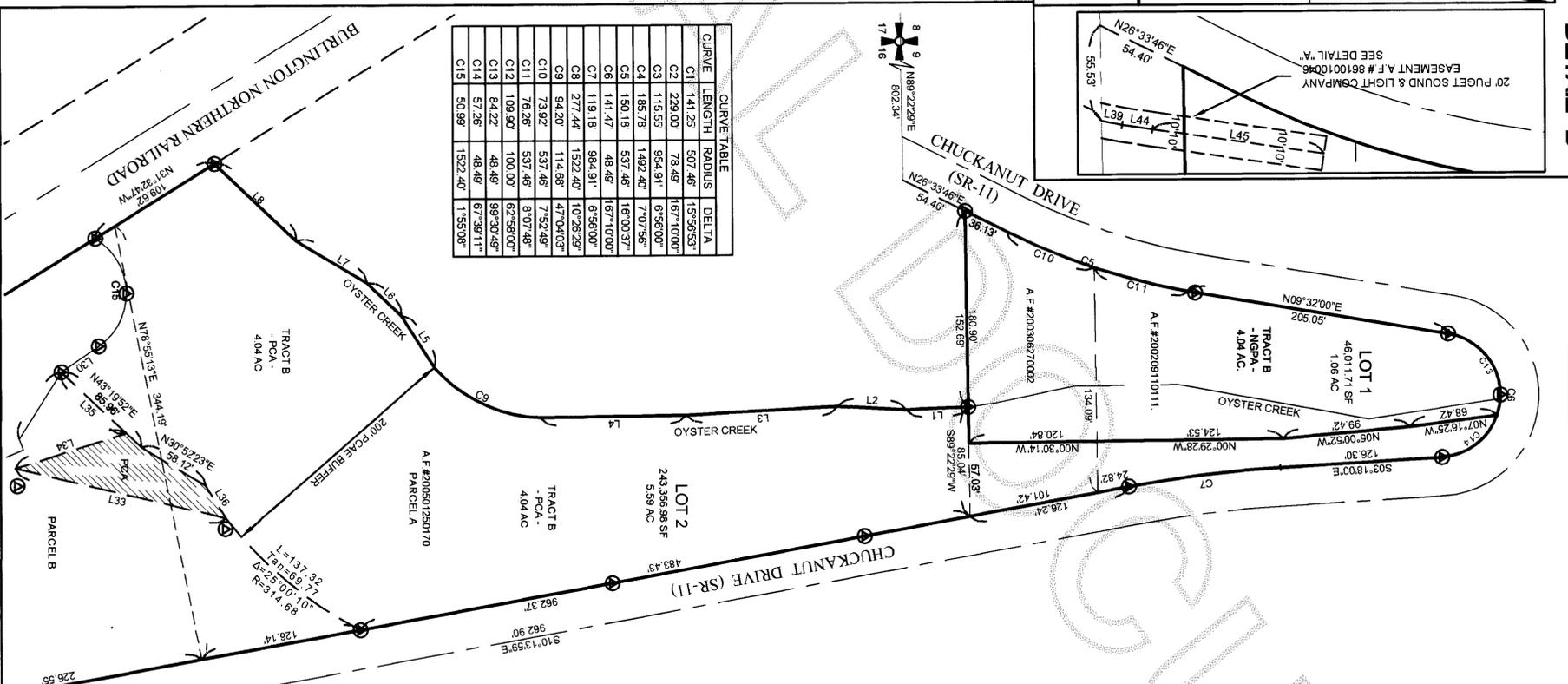
PCAE DETAIL



LINE	LENGTH	BEARING
L1	48.41'	S07°06'39"E
L2	53.61'	S03°01'30"W
L3	118.10'	S02°58'20"E
L4	113.75'	S00°40'18"E
L5	47.75'	N57°39'54"E
L6	36.90'	S44°08'03"W
L7	64.47'	N30°52'23"E
L8	87.43'	N43°27'38"E
L9	18.05'	S08°21'15"W
L10	12.41'	S12°02'15"W
L11	90.89'	S15°13'15"W
L12	112.30'	S10°21'15"W
L13	133.02'	S52°36'45"E
L14	26.20'	S52°36'45"E
L15	26.20'	N27°19'15"E
L16	108.38'	N27°19'15"E
L17	17.05'	S13°46'15"W
L18	108.92'	S19°27'15"W
L19	6.85'	S18°20'23"E
L20	45.71'	S25°39'01"E
L21	46.66'	S24°32'45"E
L22	35.69'	S17°34'01"E

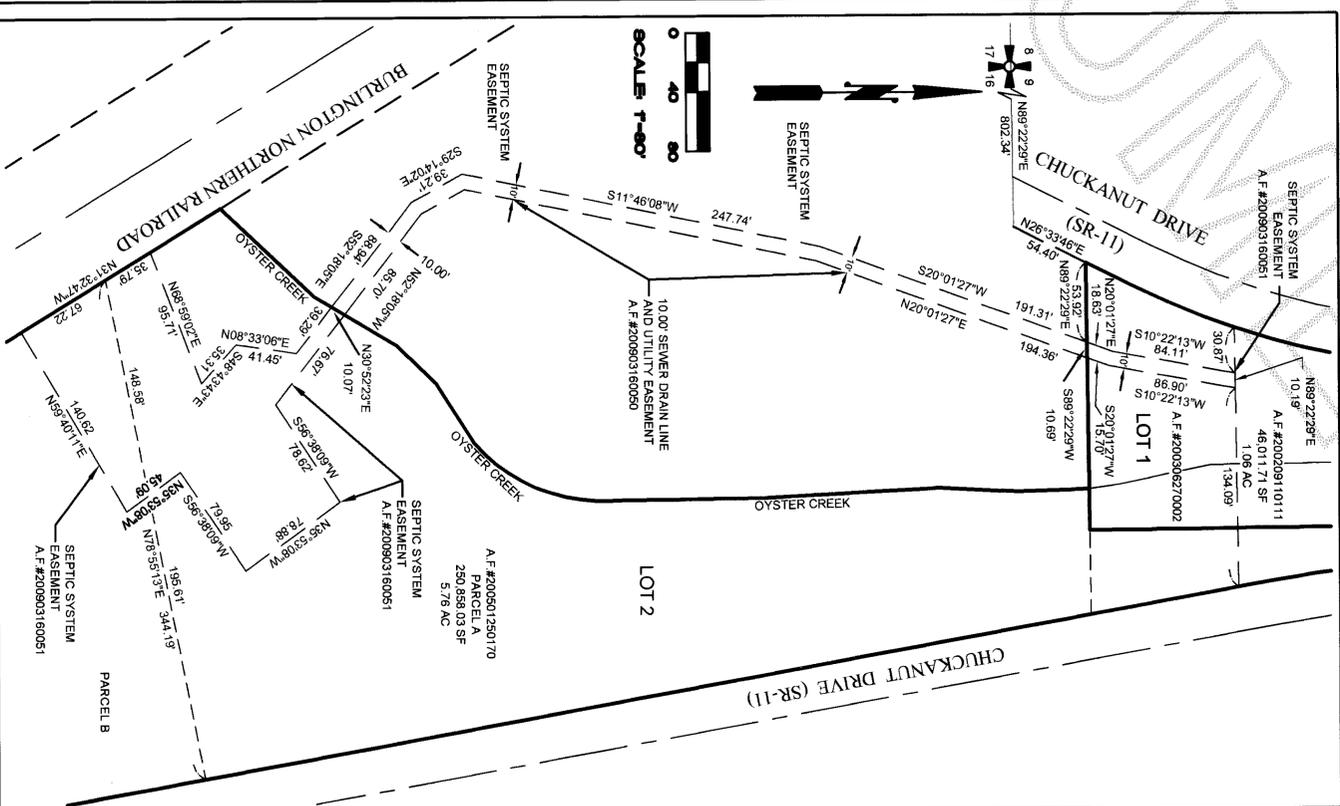
LINE	LENGTH	BEARING
L23	50.18'	S19°28'09"E
L24	39.85'	S13°25'01"E
L25	40.80'	S17°02'56"E
L26	46.22'	S13°42'43"E
L27	17.64'	S13°17'07"E
L28	33.55'	S89°27'13"W
L29	35.68'	S34°20'57"E
L30	61.45'	S57°34'41"E
L31	9.01'	N69°06'50"E
L32	169.18'	N13°31'00"E
L33	90.75'	S17°12'48"E
L34	68.68'	N43°19'52"E
L35	30.07'	N57°39'54"E
L36	25.08'	N87°47'39"E
L37	76.62'	N31°32'47"W
L38	12.41'	N12°02'00"E
L39	119.23'	N03°21'00"E
L40	31.89'	N08°21'00"W
L41	106.84'	N04°53'00"W
L42	19.16'	N36°54'00"W
L43	18.05'	N08°21'00"W
L44	101.18'	N08°21'00"W

CURVE	LENGTH	RADIUS	DELTA
C1	141.26'	507.46'	15°56'53"
C2	229.00'	78.49'	167°10'00"
C3	115.55'	954.91'	6°58'00"
C4	156.78'	1492.40'	7°07'56"
C5	150.18'	537.46'	16°00'37"
C6	141.47'	48.49'	167°10'00"
C7	119.18'	984.91'	6°58'00"
C8	277.44'	1522.40'	10°26'25"
C9	94.20'	114.88'	47°24'03"
C10	73.92'	537.46'	7°52'49"
C11	76.26'	537.46'	8°07'48"
C12	109.90'	100.00'	62°58'00"
C13	84.22'	48.49'	99°30'49"
C14	57.26'	48.49'	67°39'11"
C15	50.99'	1522.40'	1°55'08"



AUDITORS CERTIFICATE
 200911060008
 Skagit County Auditor
 11/6/2009 Page 4 of 4 9:36AM

SEPTIC SYSTEM EASEMENT DETAIL



SHORT PLAY FOR OYSTER INN CREEK, LLC

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
 A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

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 SHEET NO. 4 OF 4